

The following items were discussed:

1. The B & O Lane road condition, bridge, and flooding issues. Mr. Giles stated that, to his knowledge, B & O Lane does not have flooding issues. He then said that according to the Town Solicitor, the Town does not own B & O Lane, and therefore, feels it would not be proper for the Town to put any money into repairing and/or maintaining a road the Town does not own.
2. Coordinating with DelDOT on sidewalk repair issues that were identified by IPA staff during field inventories. Mr. Giles stated that Council would first have to decide on how aggressively they would want to take on a sidewalk program. He also said that he doesn't know how supportive residents would be of a program that installed sidewalks in front of their homes that have no sidewalk currently seeing as it would be the homeowners' responsibility to maintain them. He then said that they would have to come up with an ADA compliance plan to address how to fix sidewalks that are currently not ADA compliant.
3. Consideration of identified lighting fixture preferences when deciding on new lighting infrastructure. Mr. Giles stated that the fixtures they're asking the Town to consider putting in other places as well are paid for by the civic association of the neighborhoods they're located in. He said the Town pays what it would for a normal light and they pay the Town a premium to offset the cost. He also stated there would be a problem because of the existing lighting being on telephone poles and you can't put a fixture where a telephone pole is. He went on to say that if there was to be any new construction considered, it would be an option just as it was with Greenbrier Village and Red Bud Court.
4. Stakeholders feel that sidewalks are needed at Vilone Park. Mr. Giles said he feels that's the next logical step in reference to accessing the park and will look into getting some grant funding to do so.
5. Address barriers to walkability. Mr. Giles stated as the same things he did in regards to the previous sidewalk issue, that while funding is an issue, he feels that the bigger issue is putting in sidewalks and putting the burden on the homeowners to maintain them.
6. Ensure that the city has a current and up-to-date ADA transition plan. Mr. Giles stated that he will speak with Council about it and anticipates they will come up with a plan concerning existing sidewalks.
7. Ensure that property owners are aware of Elsmere Code, Chapter 192 to maintain, repair, or replace sidewalks and for keeping sidewalks in good repair, safe condition, and free of vegetation and hazards. Mr. Giles said they would put something in the Town-wide clean-up newsletter addressing it, but went on to say that it one of the more difficult codes to enforce.

8. Allow for higher density development. Mr. Giles said he agrees with the University on developing the Town, which is more or less land-locked, vertically. Commissioner Skipski brought up the concern of parking. Mr. Giles stated that parking is difficult, but believes it could be worked out, and stated maybe the Town should consider underground parking.
9. Make zoning district regulations more flexible and conducive for complementary land uses. Mr. Giles said he feels that they may need to look at the entire Code, but that they're accomplishing this already with the Community Commercial District.
10. Explore the potential to develop parts of Fairgrounds Park. Mr. Giles said he agrees 100% with the University. He stated where there is lots of land that's not being used as parkland they should consider developing it as long as it doesn't hurt the surrounding areas.
11. Consider the feasibility of investing in lighting for the new Elsmere dog park and Vilone Park. Mr. Giles stated he feels it's not unrealistic, but doesn't think some of the residents in the surrounding areas would be okay with the lights.
12. Explore opportunities to improve the Joseph R. Walling Park. Again, Mr. Giles said they tried to do so before, but the surrounding residents were not cooperative in the process of developing something new in the area.
13. Consider converting Bryan Martin Park to a soccer field rather than black-top. Once again, Mr. Giles said he feels that the surrounding residents would not be for such a change.
14. Allow for on-street dining along side streets in Elsmere in close proximity to Kirkwood Highway and consider reducing minimum setback requirements. Mr. Giles stated that DelDOT will not cooperate with the Town in regards to reducing the speed on Kirkwood Highway, and therefore consider much of what goes along with on-street dining and reducing the setback requirements to be a hazard along the road.
15. Evaluate the perception of Elsmere as a "speed trap". Police Chief, Laura Giles, stated that she's never had a complaint from a business owner about the inconvenient use of their parking facilities. She went on to say that she wouldn't consider Elsmere as a "speed trap" simply because the speed limit goes from 25 in the city of Wilmington to 35 in the Town of Elsmere.
16. Increase or lift the existing building height restriction of 35 feet. Mr. Giles agreed that the time has come to raise the height restriction in the Town.

17. Convene an Elsmere business stakeholder group to consider signage-law changes and zoning-code enforcement in Elsmere. Mr. Giles stated they would invite business owners that had to go through the variance process for signage code issues to meet with Town officials and address their concerns.
18. Create a Historic Overlay District. Mr. Giles agreed that the time has come to address this issue.

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: A motion was made by Commissioner Skipski to adjourn. Commissioner Anderson seconded the motion.

VOTE: All in favor with three absent Motion Carried

At this time the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the February 5, 2013 Planning Commission Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

CHARLES LINDELL, CHAIRMAN

LEON BACKER, SECRETARY